124.0	0002	0013.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,107,600 / 1,107,600
					USE VALUE: 1,107,600 / 1,107,600
					ASSESSED: 1,107,600 / 1,107,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSIN ILENE E
Owner 2:	
Owner 3:	
Street 1:	13 ACADEMY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ADELSON GLENN S--ETAL -
Owner 2:	ROSIN ILENE E -
Street 1:	13 ACADEMY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 3395 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9200.000	476,100	5,100	626,400	1,107,600
Total Card	0.211	476,100	5,100	626,400	1,107,600
Total Parcel	0.211	476,100	5,100	626,400	1,107,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.29 | /Parcel: 326.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 79934
GIS Ref
GIS Ref
Insp Date 05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 124.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	476,100	5100	9,200.	626,400	1,107,600	1,107,600	Year End Roll	12/18/2019
2019	101	FV	368,200	5100	9,200.	661,200	1,034,500	1,034,500	Year End Roll	1/3/2019
2018	101	FV	368,200	5100	9,200.	487,200	860,500	860,500	Year End Roll	12/20/2017
2017	101	FV	368,200	5100	9,200.	466,300	839,600	839,600	Year End Roll	1/3/2017
2016	101	FV	368,200	5100	9,200.	431,500	804,800	804,800	Year End	1/4/2016
2015	101	FV	348,600	5100	9,200.	361,900	715,600	715,600	Year End Roll	12/11/2014
2014	101	FV	348,600	5100	9,200.	353,600	707,300	707,300	Year End Roll	12/16/2013
2013	101	FV	348,600	5100	9,200.	336,900	690,600	690,600		12/13/2012

!9638!

PRINT

Date	Time
12/11/20	00:05:12

LAST REV

Date	Time
06/04/18	11:48:39
ekelly	
9638	

USER DEFINED

Prior Id # 1:	79934
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADELSON GLENN S	57659-410		10/18/2011	Convenience	1	No	No		
	20904-407		12/1/1990		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2015	693	Manual	10,000		6/17/2015			Repair rear single
8/14/2004	750	Renovate	8,000					LOWER BMT FLR BY 1
7/14/2004	675	Manual	55,000	C		G6	GR FY06	RE-MODEL BASEMENT
10/31/2001	812	Re-Roof	1,800	C				REROOF GARAGE
8/7/1997	541		120,000					ADD/REMODEL
4/19/1994	124		2,500					220 SQ FT WDK
3/26/1994	77	Manual	15,000					REM/KITCHEN/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/12/2009	Meas/Inspect	372	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9200		Sq. Ft.	Site		0	90.	0.76	10									626,399						626,400	

Total AC/HA: 0.21120 | Total SF/SM: 9200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 626,399 | Spl Credit | Total: 626,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00258565
Const Adj.:	0.99742496
Adj $ / SQ:	130.001
Other Features:	126190
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680856
Depreciation:	204801
Depreciated Total:	476054

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

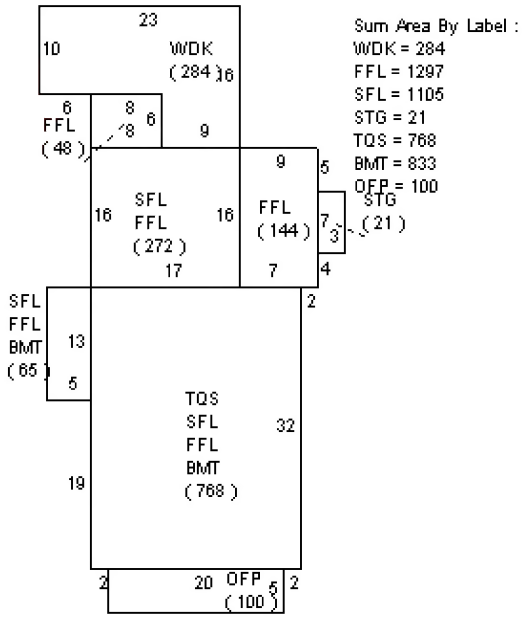
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.30
Special Features:	0	Val/Su Net:	112.93
Final Total:	476100	Val/Su SzAd	159.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,297	130.000	168,611
SFL	Second Floor	1,105	130.000	143,651
BMT	Basement	833	51.680	43,045
TQS	3/4 Story	576	130.000	74,880
WDK	Deck	284	9.500	2,697
OFP	Open Porch	100	32.920	3,292
STG	Storage	21	15.480	325
	Net Sketched Area:	4,216	Total:	436,501
Size Ad	2978	Gross Are	4408	FinArea 3395

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100